

# Town of Fairfax VT

## Official Change of Appraisal Notice

### Appraisal Process

NEMRC has completed a reappraisal of all real property in Fairfax as of April 1, 2022. Over the past year we have inspected the properties and entered the information into a computer assisted mass appraisal (CAMA) system. Many changes in property values have occurred since the previous reappraisal, and many properties have undergone substantial physical changes.

Please consider your appraisal to be at current market levels. Previous assessments are statutorily required for reporting, but have no bearing on the current assessments. Current Use values and Veterans exemptions are not included in the listing. Utility values have not been updated at this time.

The tax rate will be set after the completion of formal hearings and after the State finalizes the statewide rates. Do not equate a change in assessment with a change in tax amounts.

Every effort has been made to equitably assess property in Fairfax. Please compare your property with similar properties and with properties that have sold over the past three years.

### Hearing Process

**Informational hearings** are an opportunity for a property owner to review the data and new value with an assessor from NEMRC. They will be conducted either by phone or in person at the Fairfax Town Hall, 12 Buck Hollow Road, Fairfax VT 05454, on the following days:

May 16 - 19, 2022 9:00 AM – 3:00PM

Please call Fairfax Assessor office during business hours at 802-849-6111 Ext 19 for an appointment.

**Formal grievance hearings** will be held at the Fairfax Town Hall on:

May 24 – 26, 2022 9:00 AM – 3:00PM

Hearings will be by appointment only and will last 15 minutes. Be prepared to present relevant evidence regarding the appeal. **All appeals must be in writing.** An email is an acceptable grievance request. Please call 802-849-6111 Ext 19 for an appointment. Letters must be received, and appointments made on, or before May 24, 2022. If unable to attend, your appeal will be based on the information provided in the letter.

### Contact Information

Email correspondence should be sent to: [listers@fairfax-vt.gov](mailto:listers@fairfax-vt.gov)

Address: Town of Fairfax Listers  
12 Buck Hollow Road  
Fairfax, VT 05454

You can view and print your property data by going to the NEMRC online web site:

[www.nemrc.info/Fairfax](http://www.nemrc.info/Fairfax)

If you do not have access to internet and require a printed copy, please contact town office at 802-849-6111 Ext 19.

### **Many Thanks**

We have met with many individuals over the past year, and would like to thank the people of Fairfax for their kindness and assistance during the completion of this important project.

Title 32, Vermont Statutes Annotated, Section 4111(G)

"A person who feels aggrieved by the action of the listers and desires to be heard by them, shall, on or before the day of the grievances meeting, file with them his objections in writing and may appear at such grievance meetings in person or by his agents or attorneys. Upon hearing of such grievances the parties thereto may submit such documentary or sworn evidence as shall be pertinent thereto."

The following briefly describes each of the columns included in this notice.

Parcel Id            The identifying parcel number.

Owner Name      The owner(s) of the property.

Acres              Land size of parcel.

Description      A description of the property.

Prior Value      The value of the property last year, prior to reappraisal.

New Value        The new value of the property as a result of the reappraisal.

Homestead Value    Used for Homestead Declaration for Vermont residents.

Housesite Value    Value of Housesite used for Vermont income sensitivity programs.